

WARRANTY DEED

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTORS hereby grant and convey to GRANTEEES all right, title and interest in the real property hereinafter described.

GRANTORS hereby covenant with, and warrant to, GRANTEEES that they have fee title to the property listed herein, that they have the right to sell and convey said property, that the property is unencumbered except as listed below, and that the title and quiet possession will forever be defended against the lawful claims of all persons.

GRANTEEES, their heirs, successors and assigns, are to have and hold the property listed herein together with all appurtenances and hereditaments of GRANTORS, in fee simple forever.

GRANTORS: Lucy Boren Wunderlich and Patricia H. Boren

The property is not subject to any homestead interest, being vacant, unoccupied land.

Grantors acquired title to the property by instruments recorded in Book 286, Page 113 and in Book 286, Page 105, as well as, by Decree of the Chancery Court of Desoto County, Mississippi, attached as Exhibit "A" hereto and by Order of the Probate Court of Shelby County, Tennessee, attached as Exhibit "B" hereto.

GRANTEEES: Stephen M. Gross and David G. Murphy as tenants in common.

SPECIFIC CONSIDERATION:

The sum of Ten Dollars (\$10.00).

LEGAL DESCRIPTION:

State: Mississippi

County: DeSoto

See Exhibit "C"

STATE MS. - DESOTO CO.
FILE
AUG 12 4 48 PM '96

DK 305 PG 36
W.E. DAVIS CH. CLK.

EXISTING ENCUMBRANCES:

Grantees take title subject to the following encumbrances: all those of record

POSSESSION: Grantees are entitled to possession of the property as follows: Possession is to be given with delivery of the deed.

DATE OF EXECUTION: 31ST day of July, 1996.

Lucy Boren Wunderlich
LUCY BOREN WUNDERLICH

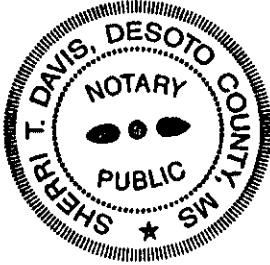
Patricia H. Boren
PATRICIA H. BOREN

Initial: LBW
PHB

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named LUCY BOREN WUNDERLICH and PATRICIA H. BOREN, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 31st day of July, 1996.



(SEAL)

Sherri T. Davis

Notary Public

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 18, 2000
BONDED THRU STEGALL NOTARY SERVICE

My Commission Expires: _____

Grantors' Address:
318 Lancaster
Memphis, TN 38117
Home: (901)323-4549
Work: none

Grantees' Address:
9148 Corporate Drive
Southaven, MS 38671
Home: none
Work: (601)393-3130

PREPARED BY, AND AFTER RECORDING, RETURN TO THE OFFICE OF:
CHRISTIAN GOELDNER
ATTORNEY AT LAW
PROFESSIONAL ASSOCIATION
P. O. BOX 1468
SOUTHAVEN, MISSISSIPPI 38671-1468
(601) 342-7700

Initial *LB**PHB*

BOOK 305 PAGE 38

IN THE CHANCERY COURT OF DESOTO COUNTY, MISSISSIPPI

W. KIMBROUGH BOREN and
LUCY B. WUNDERLICH, Co-Executors

OF

No. 89-9-846

Estate of CORINNE DODDRIDGE HANEY, Deceased

DECREE DISCHARGING CO-EXECUTORS, ETC.

This day this cause came on for hearing before the Court upon the filed and verified Petition of CURTIS GRAY DAVIS, Individually, and W. (WILLIAM) KIMBROUGH BOREN and LUCY B. (BOREN) WUNDERLICH, Individually and in their capacities as Co-Executors of the Estate of CORINNE DODDRIDGE HANEY, Deceased, asking for final discharge of the Co-Executors and for other relief hereinafter granted. And the Court having carefully examined said Petition and all papers on file in said cause and after having heard the proofs offered in support of said Petition, and being fully advised as to the matter doth find, order, adjudge, and decree with reference thereto as follows:

That Corinne Doddridge Haney departed this life on the 4th day of August, 1987, in Memphis, Shelby County, Tennessee, while having a fixed place of residence in said county and state, but owning an interest and real property (no personalty) in DeSoto County, Mississippi; that the Petitioners, W. (William) Kimbrough Boren and Lucy B. (Boren) Wunderlich, are the duly appointed, qualified, and acting Co-Executors of her estate pursuant to the provisions of a Decree entered in this cause on the 13th day of September, 1989.

FILED

FEB 15 1990

W. E. DAVIS, CLERK

J. Kirk

D.C.

Minutes Book 130
Page 110

"A"

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That said Co-Executors gave proper notice to the creditors of said estate by newspaper publication in the manner and for the time required by law, the first publication of said notice having been made in the edition of the DeSoto Times published on September 21, 1989, said paper being a newspaper published in and having a bona fide circulation in DeSoto County, Mississippi; that proper proof of such publication has been duly made and filed herein; that the ninety (90) day period for the probate of claims against said estate has expired; that no claims were probated against said estate during said period; that, in addition and pursuant to the provisions of §91-7-145 of the Mississippi Code of 1972 Annotated, as Amended, the Co-Executors previously filed an affidavit herein stating that after diligent efforts, they had been unable to find any persons presently having claims against said decedent's estate; that all expenses of said decedent's last illness and funeral have been paid in full, as have all federal and state income taxes owed by said decedent and/or her estate; that said estate was not large enough to require the filing of a federal estate tax return; that all estate taxes due and owing to the states of Tennessee and Mississippi have been paid in full, and appropriate estate tax closing letters from said sovereigns are on file herein; and that there were no other known or reasonably ascertainable creditors.

That the dispositive provisions of decedent's Last Will and Testament are contained in Items Two, Three, Four, Five, and Six thereof; that by Items Two, Three, Four, and Five, she gave, devised, and bequeathed an undivided one-fourth interest in and to her entire estate to each of the following four persons, Napoleon Bonaparte Doddridge Jr., Curtis Gray Davis, William Kimbrough Boren, and Lucy Boren Wunderlich; that the said Napoleon Bonaparte Doddridge Jr. predeceased said decedent, and, accordingly, by Items Two

and Six of said Last Will and Testament, his one-fourth part of said estate went in equal shares unto the said William Kimbrough Boren and Lucy Boren Wunderlich, who thereupon became the owners each of a three-eighths undivided interest therein; that there has been a partition in kind of the real estate so received and owned by said three beneficiaries, and their interests therein now exist as set forth in said partition instrument; and that the April 20, 1983, Codicil to said Last Will and Testament pertained only to Tennessee real estate, and the same has been fully complied with and carried out.

That the aforesaid Curtis Gray Davis, William Kimbrough Boren, and Lucy Boren Wunderlich are now the only parties interested in said decedent's said estate in the State of Mississippi or elsewhere; that they joined in said Petition individually for the purpose of acknowledging receipt of all property and assets due to them under the terms and provisions of said decedent's said last will and testament, for the purpose of approving all acts of the Co-Executors, and for the further purpose of asking the Court to grant the relief therein prayed for; that said Co-Executors have fully and finally administered said decedent's said estate in the State of Mississippi; that there is now no longer any necessity for continuing the administration of said decedent's said estate herein; and that said Co-Executors are entitled to be discharged from further duties and liabilities as such.

That the relief as prayed for in said Petition should be granted, Premises Considered:

It is, therefore, hereby ordered, adjudged, and decreed by the Court that upon said Co-Executors paying all costs taxed and accrued herein, said decedent's said estate shall be closed and said Co-Executors shall be and shall

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stand discharged from all further duties and liabilities as
such.

ORDERED, ADJUDGED, AND DECREED this the 9th
day of February, 1990.

LeAnnaford S.
CHANCELLOR

IN THE PROBATE COURT OF SHELBY COUNTY TENNESSEE

IN THE MATTER OF	X	
THE ESTATE OF	X	NO. B-21917
W. KIMBROUGH BOREN Deceased.	X	

ORDER TO CLOSE ESTATE IN LIEU OF A FINAL SETTLEMENT
AND DISCHARGE EXECUTRIX

This cause came on to be heard this day on the sworn Petition of PATRICIA H. BOREN, Executrix of the Estate of W. KIMBROUGH BOREN, deceased, to close the estate; from all of which it appears to the Court:

That PATRICIA H. BOREN is the duly appointed, qualified, and acting Executrix of the Estate of W. KIMBROUGH BOREN, deceased, being appointed such by this Honorable Court on the 16th day of July, 1993 as per Letters Testamentary issued to her by the Clerk of this Court; that she has prepared and filed with the Department of Finance and Taxation of the State of Tennessee an Inheritance Tax Return as required by law and has received a non-taxable certificate for inheritance tax from the Tennessee Department of Revenue; that she has collected and taken into her hands as Executrix all of the assets of said Estate and has paid all of the known creditors thereof; that all known Creditors and those reasonably ascertainable have been given actual notice; that after the payment of all debts and expenses, the assets remaining in the Estate have been distributed to the beneficiaries as directed by the Will; that more than six months has elapsed since the granting of Letters Testamentary herein and that publishing of the first notice to creditors; and that the Executrix is the sole beneficiary of the Estate, and has acknowledged full receipt of the entire estate for herself as Executrix and waived notice of and the filing of a final accounting.

BE IT THEREFORE, ORDERED, ADJUDGED, AND DECREED that the Estate of W. KIMBROUGH BOREN, deceased, be and the same is hereby

"B"

closed, that PATRICIA H. BOREN, Executrix, be and she is hereby
discharged as such Executrix.

Leonard J. Purdie
JUDGE

DATE: 12-7-94

EVANS & PETREE

BY: W.L. Nichol IV #8051
Attorney for Petitioner
81 Monroe, Suite 500
Memphis, Tennessee 38103

WLB:pead:8052W.DTS

A TRUE COPY ATTEST
CHRIS THOMAS, Clerk

BY Chris Thomas

EXHIBIT "C"**INDEXING INSTRUCTION:****SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 8 WEST,
DESOTO COUNTY, MISSISSIPPI**

The W. Kimbrough Boren and Lucy B. Wunderlich 4.64 acre tract and the Lucy B. Wunderlich 5.48 acre tract, together comprising 10.12 acres, more or less, located in Section 15, Township 1 South, Range 8 West, DeSoto County, Mississippi and being more particularly described as follows:

Beginning at a point in the east right-of-way line of the Illinois Central Railroad (100 feet wide) a distance of 654.40 feet northwestwardly as measured along said right-of-way line from its intersection with the south line of Section 15; thence north 16 degrees 00 minutes west along said east right-of-way line 544.30 feet to its intersection with the Tennessee-Mississippi State Line; thence north 89 degrees, 40 minutes, 46 seconds east, along said state line 913.49 feet to a point; thence south 0 degrees 37 minutes east 525.00 feet to the northeast corner of the Hotter Property; thence south 89 degrees, 45 minutes west, along the north line of the Hotter property 768.40 feet to the point of beginning.